

Washoe County Planning Commission



---

COMMUNITY  
SERVICES DEPARTMENT

---

# Abandonment Case Number WAB23-0003 (Waterman)

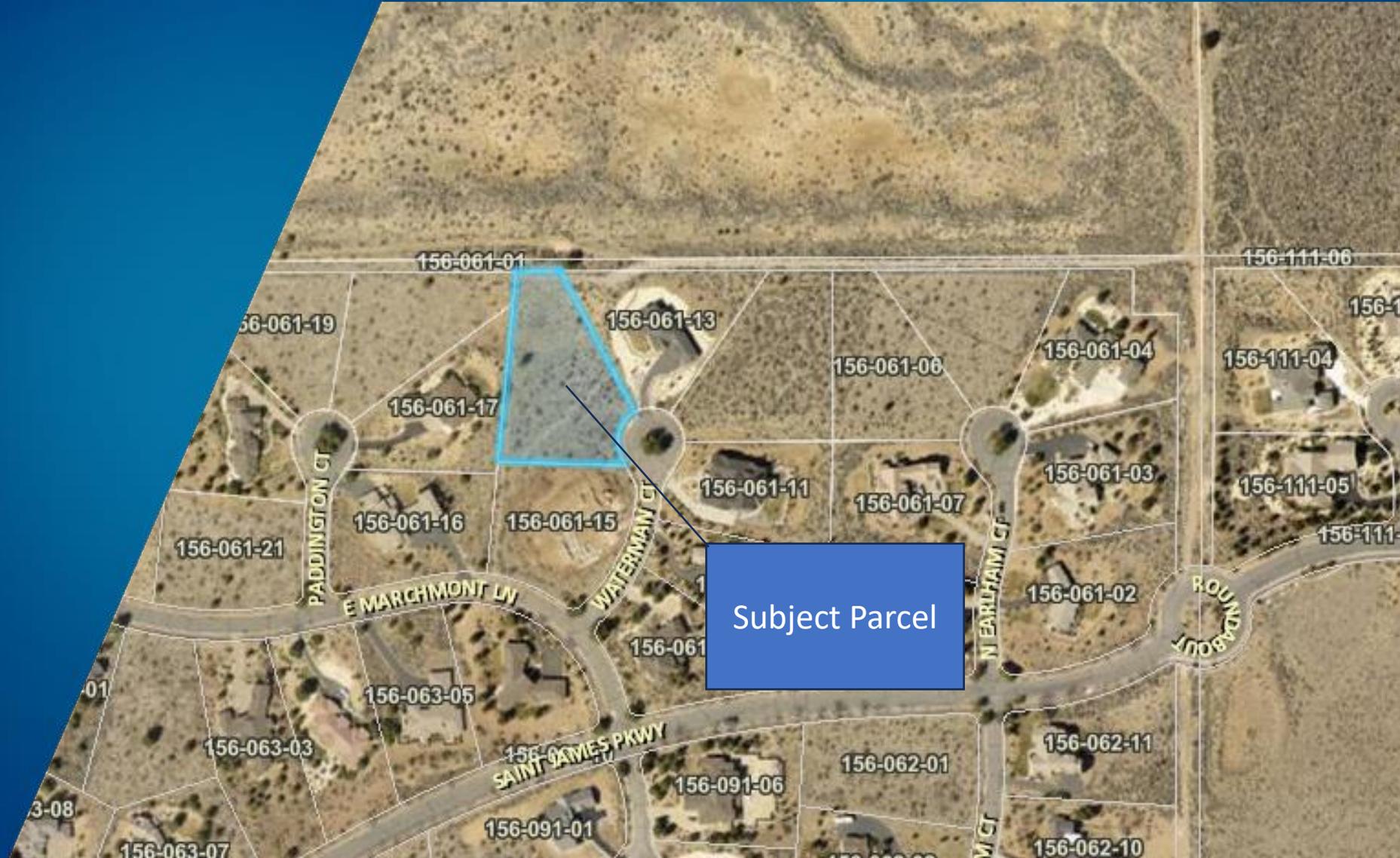
November 7, 2023

# Waterman Abandonment



COMMUNITY  
SERVICES DEPARTMENT

- Located at 211 Waterman Court; APN 156-061-14





The request is for:

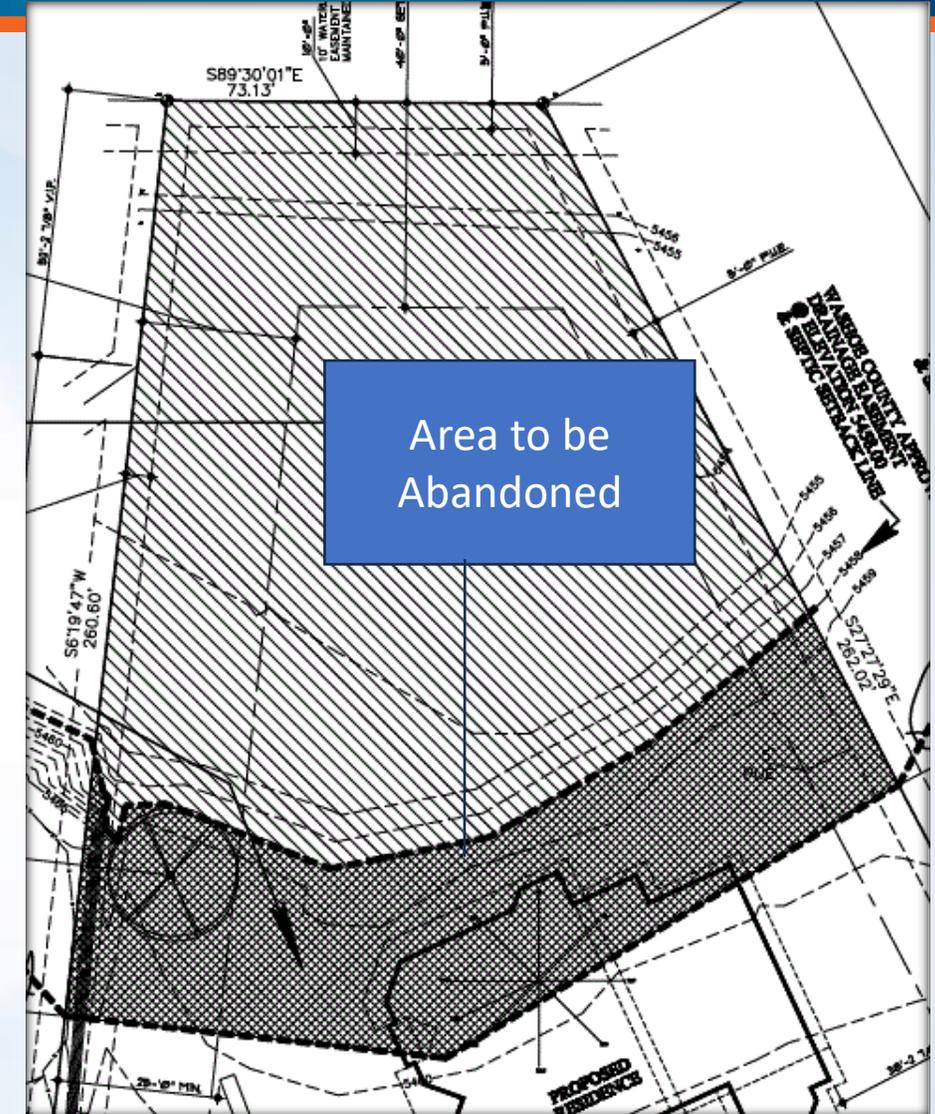
- An abandonment of Washoe County's interest in the southern forty (40) feet (southern easement boundary to be aligned with the 5458-foot contour line) of the existing drainage easement encompassing the northern portion (rear) of the property located at 211 Waterman Court.



# Evaluation



- Applicant is requesting abandonment of a portion of the drainage easement in order to construct a dwelling on the property.
- Purpose of drainage easement is to serve as one of multiple detention ponds for stormwater drainage for the St. James Village subdivision.



- A hydrology study was completed by CFA, Inc., on September 5, 2023, which analyzed the easement after abandonment, and it was found that the easement would be adequate to serve the St. James Village subdivision.
- Abandonment of a portion of the easement will not impact the ability for the remaining drainage easement area to properly serve as a detention pond for the subdivision.

# Reviewing Agencies



- The project application was sent to thirteen (13) agencies for review.
- One (1) agency provided conditions, which are included in Exhibit A of the staff report.

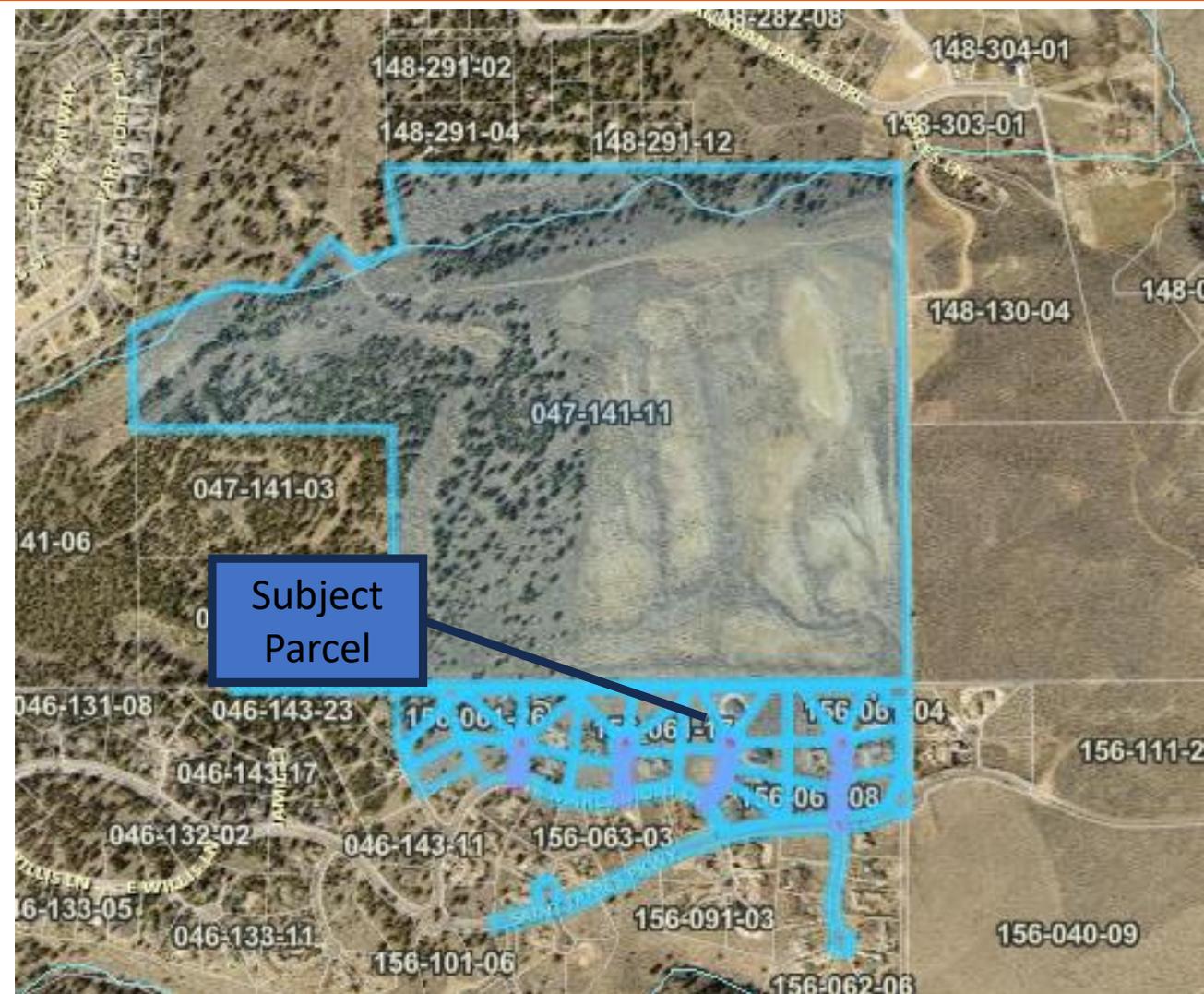
| Agencies  | Sent to Review | Responded | Provided Conditions | Contact  |
|---|----------------|-----------|---------------------|--|
| NDOW (Wildlife)   | X              |           |                     |  |
| Washoe County Building & Safety                         | X              |           |                     |  |
| Washoe County Parks & Open Space                        | X              | X         |                     |  |
| Washoe County Water Resource Planning                   | X              |           |                     |  |
| Washoe County Water Rights Manager (All Apps)           | X              | X         |                     |  |
| Washoe County Engineering (Land Development) (All Apps) | X              | X         | X                   | Rob Wimer, <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a> ; Janelle Thomas, <a href="mailto:jtkthomas@washoecounty.gov">jtkthomas@washoecounty.gov</a> |
| WCHD Air Quality  | X              |           |                     |  |
| WCHD Environmental Health                               | X              |           |                     |  |
| TMFPD   | X              |           |                     |  |
| AT&T  | X              | X         |                     |  |
| NV Energy   | X              |           |                     |  |
| Truckee Meadows Water Authority                         | X              |           |                     |  |

# Public Notice



COMMUNITY  
SERVICES DEPARTMENT

- Thirty-four (34) Parcels Noticed
- One (1) email received as a result of noticing.



Staff is able to make all 3 required findings, as detailed on pages 7 and 8 in the staff report.

- a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and
- b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

## **Staff recommends approval with conditions and provides the following possible motion:**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB23-0003 for Steve Packer, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

# Thank you

Tim Evans, Planner  
Washoe County CSD – Planning Division  
TEvans@washoecounty.gov  
775-328-2314



---

COMMUNITY  
SERVICES DEPARTMENT

---